

DOA/GSD manages 50 buildings in Helena for the State

DOA rates charged for the 2015 Biennium:			Comparable market rental rates - 2009	
	FY 2014	FY 2015		
OFFICE COST / Sq Ft	\$8.434	\$8.217	\$20-22/ sq ft	Utilities, janitorial, other overhead
WAREHOUSE / Sq Ft	\$4.625	\$4.637	\$8 - \$9 / sq ft	Utilities, janitorial, other overhead
GROUNDS / Sq ft	\$0.491	\$0.493		

The DOA rate includes:

- Utilities, janitorial services, other overhead
- Preventative maintenance and repair service on major mechanical equipment
- Major capital improvements may also be included

This system allows the agency to focus their efforts on their core competency, leaving facilities management to the General Services Division.

2800 Airport Road**DOA/GSD Building Improvements to 2800 Airport Road since 2006**

New fire alarm and detection system	\$ 72,047.00
Insulation Project	\$ 26,000.00
HVAC	\$ 9,181.00
Lighting retrofit	\$ 18,038.00
Roof repairs	\$ 4,200.00
Overhead hanger doors	\$ 5,100.00
	\$ 134,566.00

These improvements were completed at no additional charge to the agency.

Equipment covered under the rate structure:

Boilers: 3 boilers on site, requiring two inspections daily (7:00 am – 7:00 pm)

Equipment	Count	Equipment	Count
Unit Heaters	7	Room 21	
Roof to Unit	3	Unit Ventilator	
Exhaust Fans – roof	15	Room 19	
Makeup Air Unit	6	Fan Coil	
Fan Coils	4	Room 5	

Section C Subcommittee, DOA/GSD Airport Facility

Equipment	Count	Equipment	Count
Room 27		Unit Heather	
Water Heater		Air Handler	
Sump Pumps	2	Room 14	
Compressor Controls		Fan Coil	
Compressor Tools		Room 17	
Room 50		Fan Coil	
Pump - Bell & Gossett		Room 54	
Pump - Bell & Gossett		Fan Coil	
Water Heater		Room 53	
Air Dryer		Fan Coil	
Compressor			
Room 74		Plumbing	
Water Heater		Drinking Fountain	2
Room 18		Toilets	11
Exhaust Fan, Welder		Sink	7
Air Handler Unit		Mop Sink	1
		Urinal	9
		Showers	16 nozzles

If the tenant experiences a problem with any of the above items, a single call is placed to the GSD, who then places a work order with the vendor.